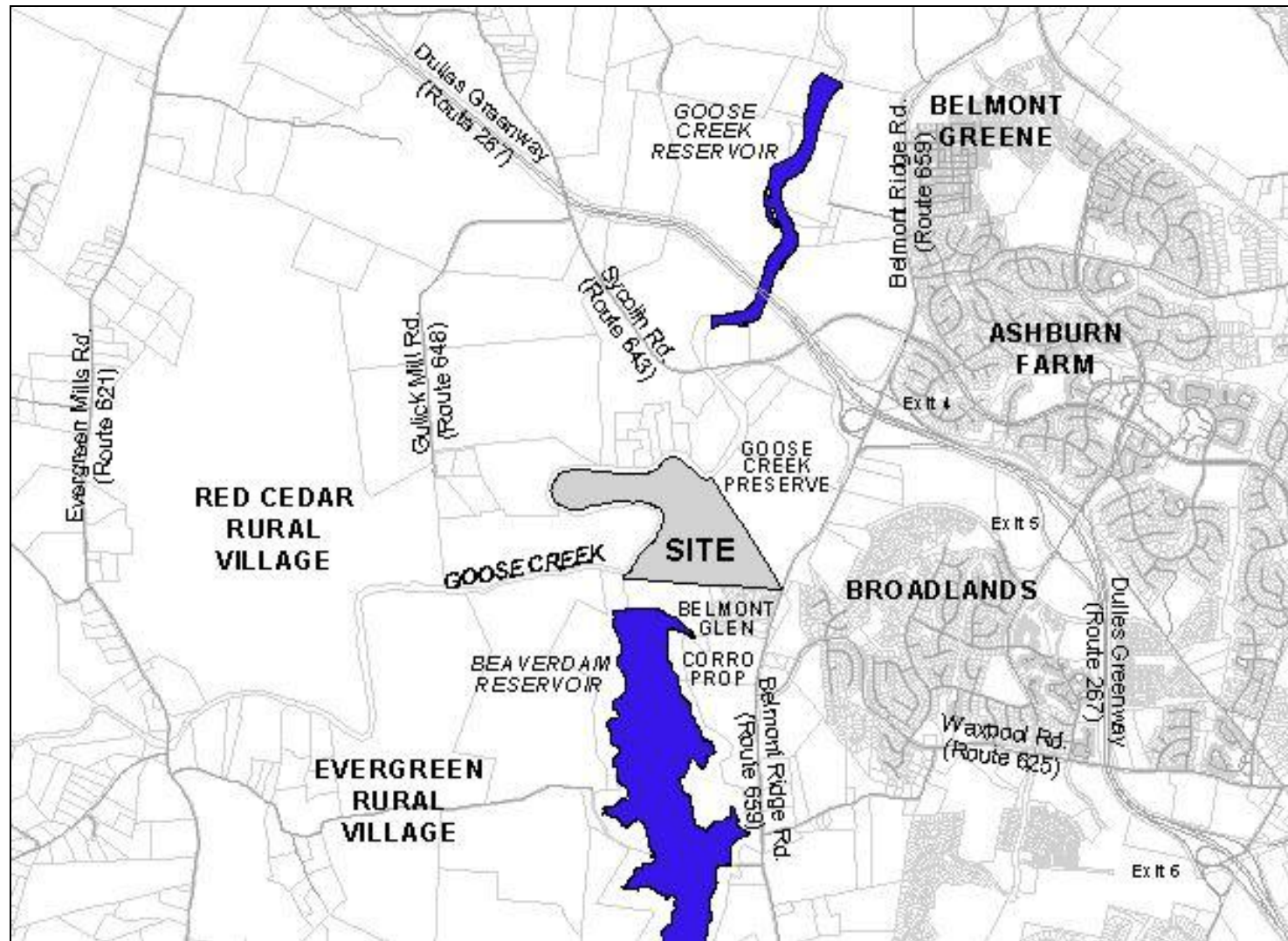


# ZCPA 2009-0007 / ZMOD 2009-0004 Belmont Glen Village

Planning Commission Public Hearing  
April 28, 2010

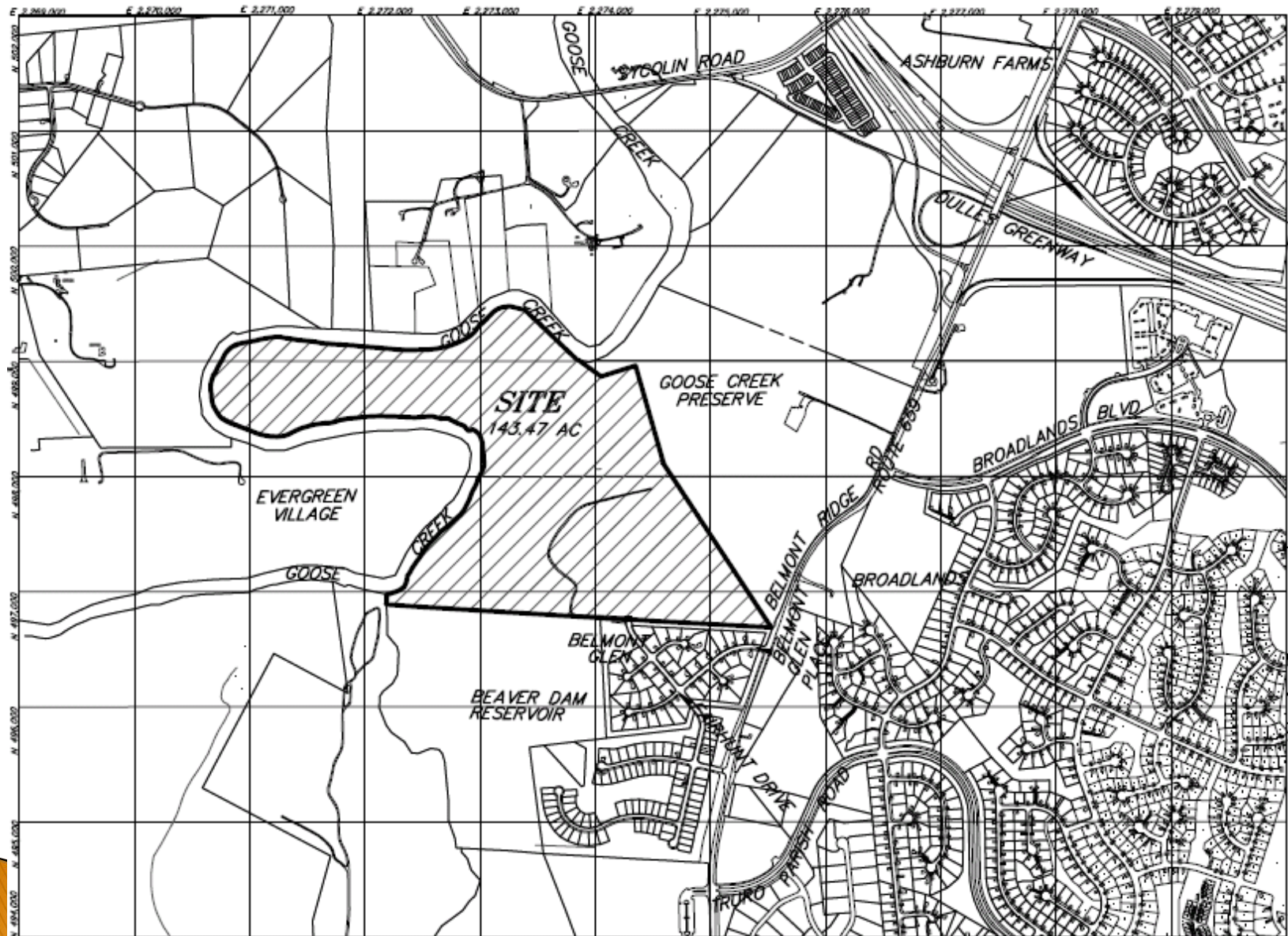
- ▶ **Applicant: Bayshore LC**
  - Amend CDP and Proffers – ZMAP 2004-0006
  - PD-H3 – R-8 traditional design w/ ZMOD's
  - 143 acres --196 SFD / 1.37 du/acre
  
- ▶ **Proposal: R-8 Standard design**
  - Three ZMOD's – reduce some open space buffer, reduce front/side yards, ADU buy-out
  - Less land disturbance, impervious surface, more environmentally friendly

# Belmont Glen Village ZCPA 2009-0007/ZMOD 2009-0004





# Belmont Glen Village ZCPA 2009-0007/ZMOD 2009-0004







APPROVED CDP –ZMAP 2004-0006





PROPOSED CDP –ZCPA 2009–0007



LANDBAY C  
61.33 AC.  
(+/-)

DEMARKATION PLANTINGS

CREEK

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50.0 ACRES  
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GOOSE CREEK PRESERVE

PROPOSED INTER-PARCEL WATERSHED CONNECTOR

POSSIBLE INTER-PARCEL WATERSHED CONNECTION

CONCRETE SIDEWALK (TYP.)

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LOW IMPACT DMF

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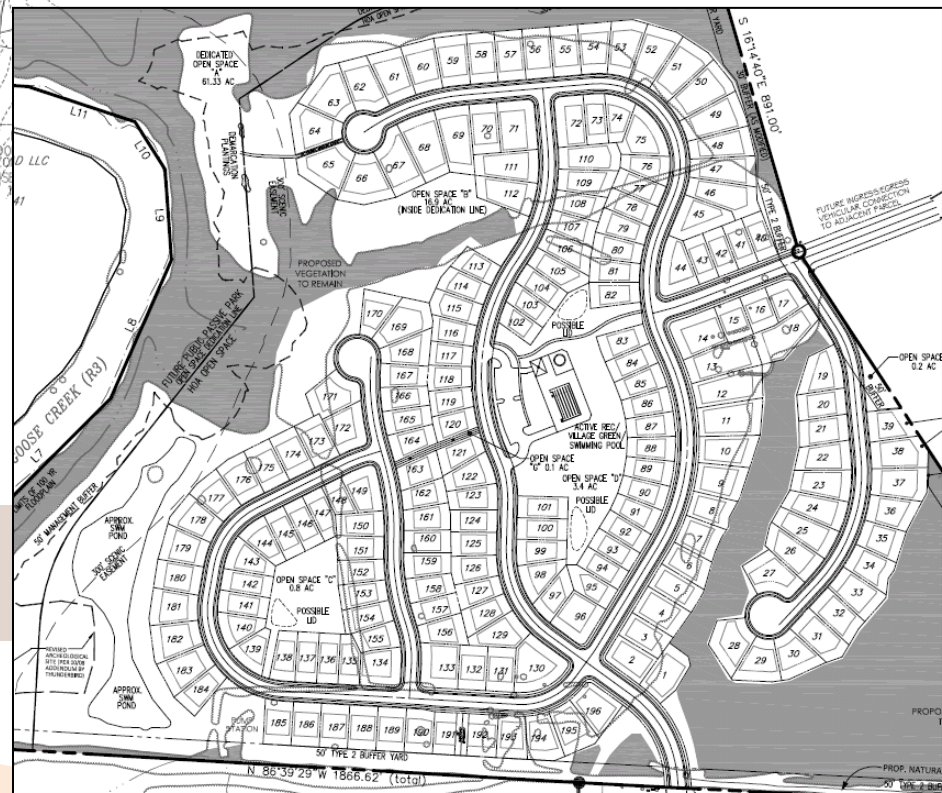
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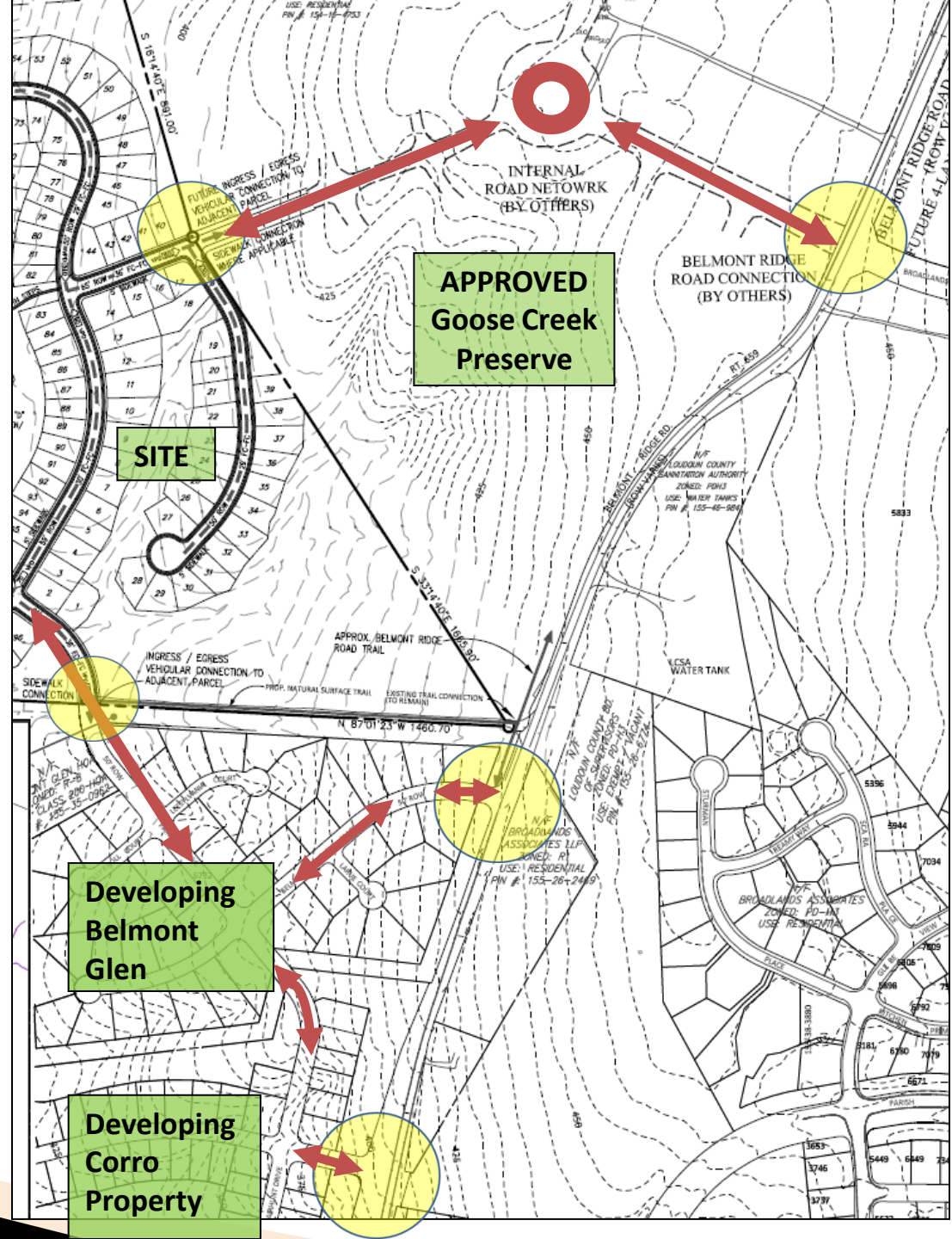
PROPOSED –  
ZCPA 09-07





ZCPA 2009-0007/ZMOD 2009-0004

- 3 points to Belmont Ridge Road





► Application review

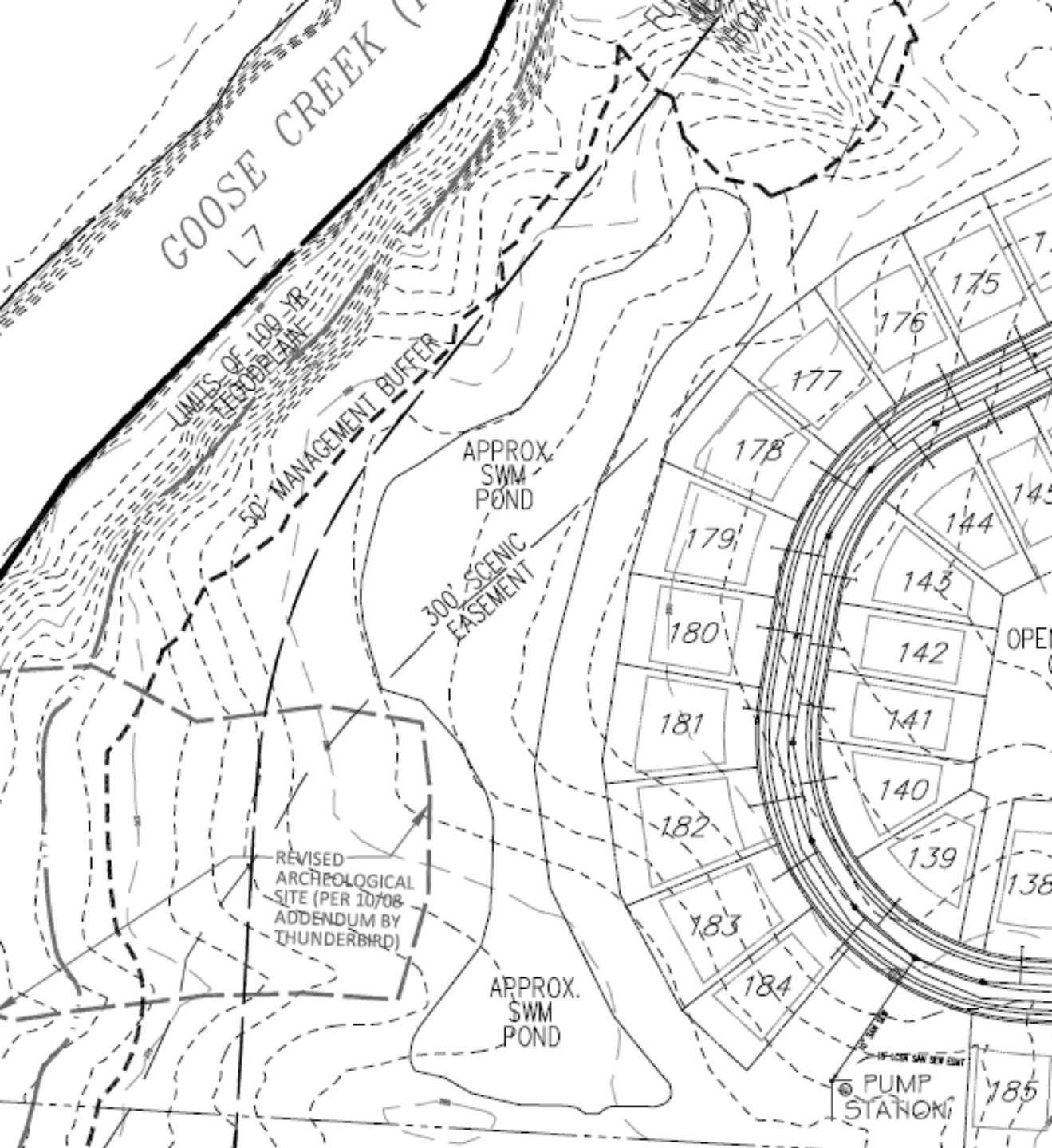
- Impacts to wetlands / steep slopes
- Goose Creek buffer
- Stormwater pond location
- Pedestrian access (sidewalks, park)

► Benefits

- Less environmental impacts than approved
- Contributions for park signage, unmet housing needs
- No change in units/density/traffic
- Impacts to steep slopes, wetlands reduced
- NAHB Bronze building standards

# Belmont Glen Village

ZCPA 2009-0007/  
ZMOD 2009-0004



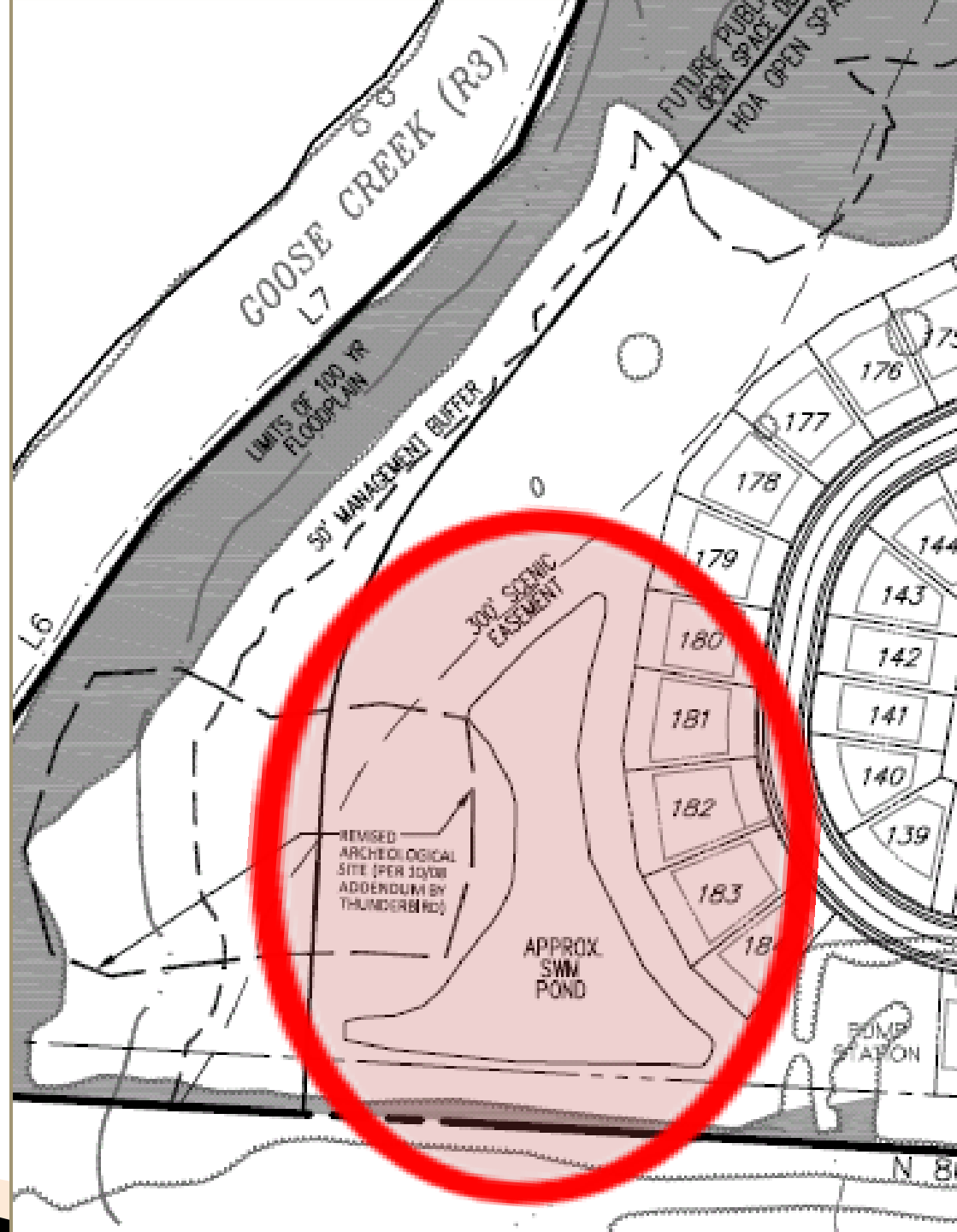
*SWM Pond  
issue -*

Formerly was  
within the 300'  
Goose Creek  
scenic  
easement



## *APPLICANT REVISION –*

- smaller pond
- meets same FSM standards as previous
- out of 300' area



## ► BRIEFING COMMENTS/QUESTIONS

- The Applicant will address:
  - R-8 lot requirements (traditional vs. standard)
  - Average home cost
  - Required ADU's without the buy-out
  - Describe wetland mitigation (former proffer 34)
  - Describe sizing of SWM pond
  - Compare the approved ZMOD's with those proposed
  - Explain the proposed reduction of LID measures
  - Explain if 'traditional' design was the original intent
  - Explain 'native plant materials, *if available*'
  - Confirm the noted plat corrections
  - Explain proffer 24, re: SWM pond
  - Proffer 27 – add lot 48??



## ▶ BRIEFING COMMENTS/QUESTIONS

- Staff position on LID removal / SWM pond
- Proffer Sheets 6 and 8?

## ► SUMMARY

- NO Outstanding Issues
- Proffer Statement will be reviewed by Zoning and County Attorney staff
- Recommend approval subject to proffers.



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